

**CPS Property
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53-55 Station Road, 2 Ypres Park, Whiteabbey

Starting Bid: £149,950.00



For sale by CPS Property via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the sale market this single-storey mixed use portfolio of properties based on Station Road, Newtownabbey. This premises offers an investment opportunity with a potential rental yield of circa 11%. This site also offers a re-development opportunity benefiting from close proximity to the Whiteabbey Train Station; subject to statutory planning approval.

LOCATION

The commercial premises are situated at 53-55B Station Road, Newtownabbey, BT37 0BS and is accessed via Ypres Park and Fernagh Road. The premises is predominately surrounded by residential property and is opposite Whiteabbey Train Station.

DESCRIPTION

53-55B Station Road comprises a single-storey premises totalling circa 105 Sqm / 1,130 Sqft; which is currently laid out as two retail units, two offices, and a flat. One of the retail units is occupied by a hairdresser and the other was just recently occupied by a beautician. One of the offices is currently been used as storage and the other is a former taxi office. The flat comprises an open plan living room and kitchen, one bedroom, and a bathroom; with gas heating.

RATES:

As per the LPS website this premises has an:

NAV of £360 rated as an Office (Ground Floor). The rates payable for 2023/24 is £194.79 and being 8.15 Sqm

NAV of £2,000 rated as a Shop. The rates payable for 2023/24 is £1,082.16 and being 31.60 Sqm

NAV of £940 rated as an Office (Ground Floor). The rates payable for 2023/24 is £508.61 and being 21.21 Sqm

CRV of £50,000 rated as a Flat (Ground Floor). The rates payable for 2023/24 is £437.40 and being 44.5 Sqm

To view or make a bid contact CPS Property or iamsold.ie, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, [iamsold](https://iamsold.ie).

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with [iamsold](https://iamsold.ie) and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst

these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.